

An
Bord
Pleanála

Board Direction
BD-016384-24
ABP-317839-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/05/2024.

The Board decided to grant permission for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

The Board noted that the advancement of the Swords to Malahide Cycle Route Scheme was still at an early stage, that no firm or comprehensive design proposals had emerged to date and in such circumstances, the Board considered, on balance, that it would not be justifiable to effectively sterilise the development potential of this site. The Board also noted that all of the proposed development would take place within the confines of the site (as delineated by the red line area), be appropriately set back from the boundary and, therefore, would not, in itself, inhibit the development of this proposed public route. Therefore, the proposed development does not materially contravene Objective DMS0116, is not contrary to Objective CM06 and, overall, is supported by the provisions of the Fingal County Development Plan 2023-2029 relating to underutilised, infill and corners sites.

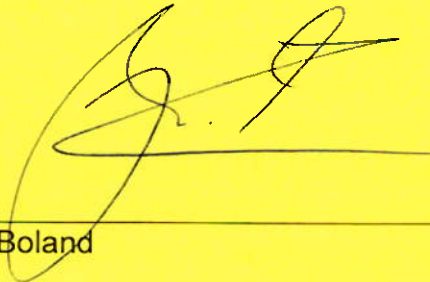
The Board further concluded that the proposed development would accord with the pattern of development in the area, would not seriously injure the residential or visual amenities of the area, would not result in a traffic hazard as no new entrance onto the public road was proposed, would constitute an acceptable form of development at this location and be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted that the proposed development did not materially contravene the Fingal County Development Plan, was not incongruous as it constituted a good design

response having regard to the character of the site and its surrounds, accorded with the policies of the Fingal County Development Plan in relation to underutilised, infill, corner and sites, did not breach the building line given the significant gap between opposing houses and was not contrary to the 'The Forest of Fingal- A Tree Strategy for Fingal 2022-2032' in light of the limited value of the trees to be removed.

- 1....standard
- 2.....boundary treatment/landscaping
- 3.....all external finishes etc
- 4.....Uisce Eireann
- 5site development works [times]/construction management plan
- 6.....drainage arrangements
- 7.....underground cables
- 8.....development contribution

Board Member



Joe Boland

Date: 22/05/2024